



Lower Rea Road, Brixham, TQ5 9UD

Eric Lloyd
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www.ericlloyd.co.uk

£410,000 Freehold



Located in the popular coastal town of Brixham, this **NO ONWARD CHAIN, THREE BEDROOM PROPERTY** enjoys exceptional elevated views across the bay from the lounge / dining room, it offers flexible accommodation, including a self-contained annexe-style lower ground floor with bedroom and WC. Positioned elevated from town in a popular location, it is conveniently located on a local bus route, local Co-op shop and historic harbour and walking distance of the beautiful Berry Head. The property presents an excellent opportunity to create a wonderful family home, with scope for some light refurbishment.

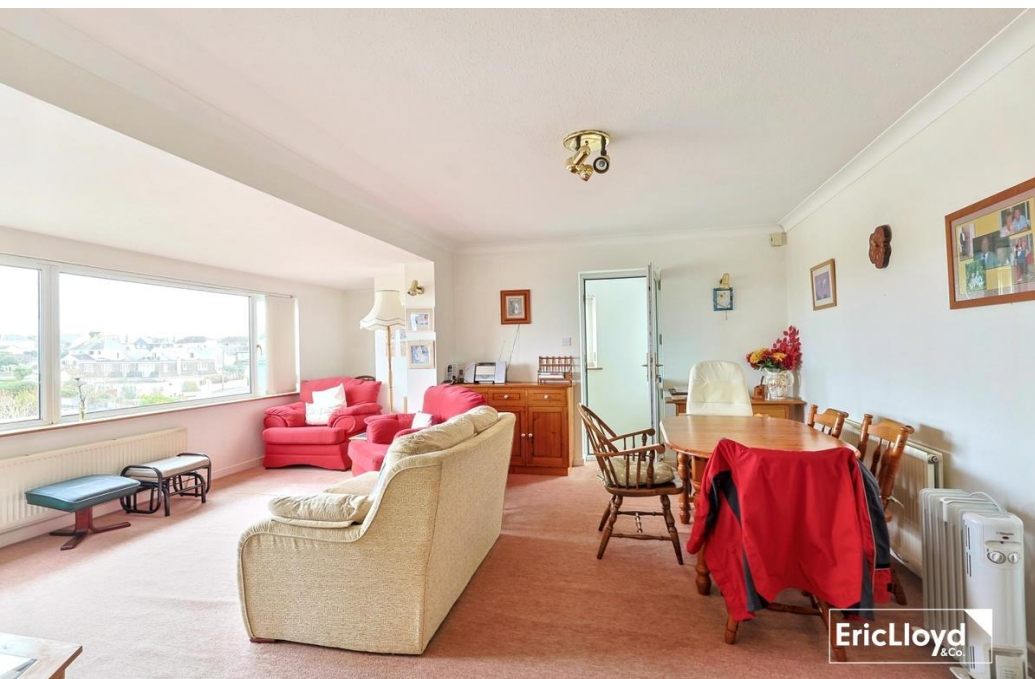
The property is approached via a sloping driveway providing off-road parking for one vehicle, alongside terraced, paved front gardens with steps leading down to the main entrance. To the rear, there is a further paved garden area, from the raised patio area it is ideal for enjoying the outstanding coastal outlook.

Upon entering a generous size porch, you are welcomed by a spacious central hallway with a good size airing cupboard. To the front of the property are two well-proportioned double bedrooms, both benefiting from good natural light. The family bathroom is fitted in white and features a walk-in shower, hand basin, and WC.

To the rear of the property, the home opens into a large lounge and dining area, where a generous picture window frames the stunning views across the bay, creating a bright and relaxing living space. The adjoining kitchen is equally well-sized and enjoys lovely views from the window. It offers ample storage, freestanding white goods, and a door providing access to the outside garden area.

From the living room, stairs lead down to a versatile annexe-style lower ground floor. This area can also be accessed independently from the front, allowing for flexible living arrangements. The lower level includes a double bedroom with doors opening to the rear, an en-suite bathroom fitted with a bath, and useful under-house storage cupboards. The property benefits from central heating, double glazing and a paved terrace garden area.

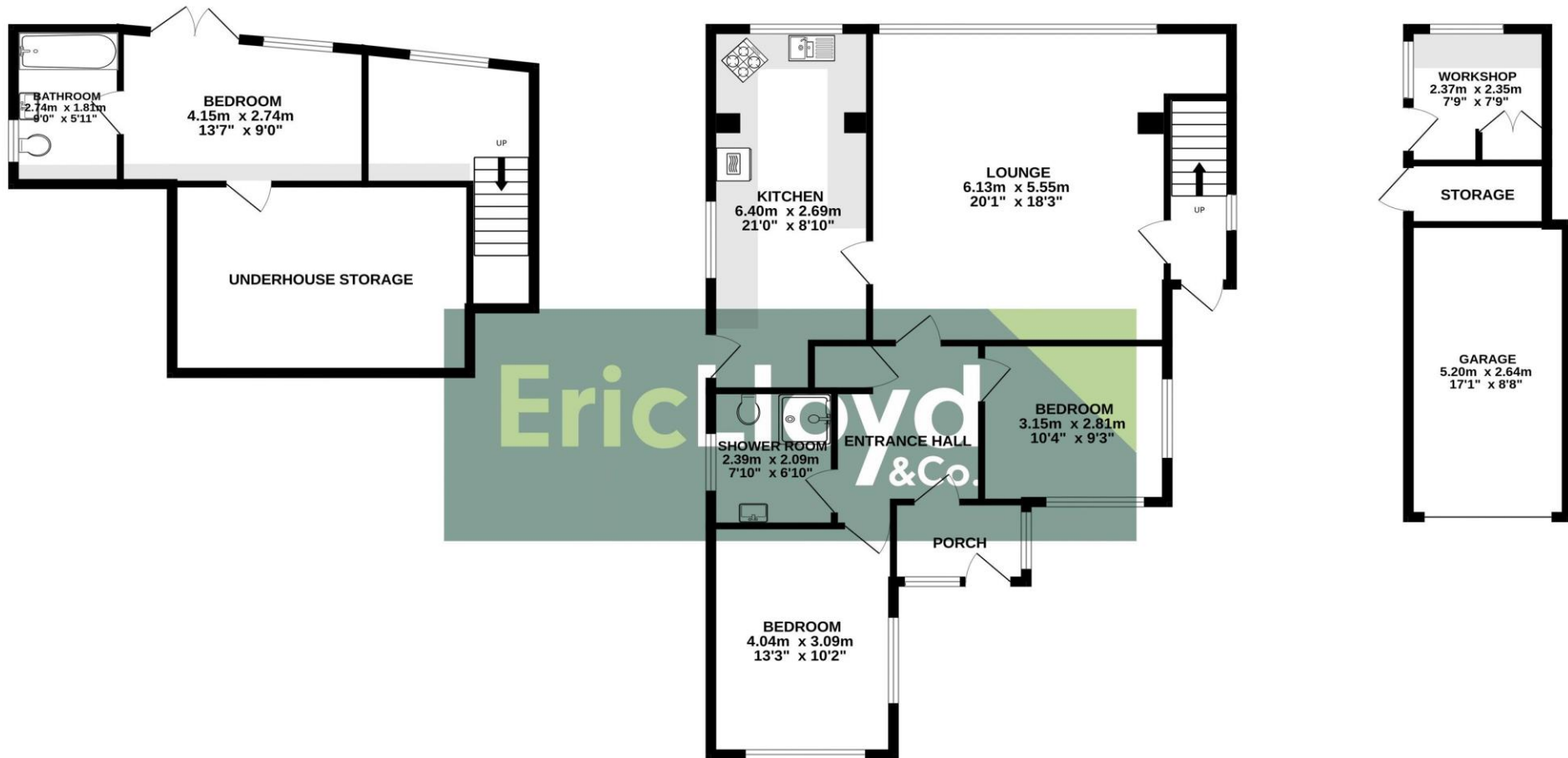
With its flexible layout, breath-taking views, and convenient location, this property offers fantastic potential for families, multi-generational living, or those seeking additional guest accommodation. With some updating, it could become a truly exceptional coastal home.



GROUND FLOOR
41.1 sq.m. (443 sq.ft.) approx.

ENTRANCE FLOOR
86.1 sq.m. (927 sq.ft.) approx.

GARAGE
22.0 sq.m. (237 sq.ft.) approx.



TOTAL FLOOR AREA : 149.3 sq.m. (1607 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE RATING: E

COUNCIL TAX BAND: D

AGENTS NOTES: This property is on all mains services. The Ofcom website indicates that broadband and mobile phone reception are available at this address

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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